

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE
ORDINANCE 2022-115 (WRF-22-04)

APRIL 5, 2022

Location: 0 Cheyne Road between Hodges Boulevard and
Gerona Drive West

Real Estate Number(s): 166801-0000

Waiver Sought: Reduce Minimum Required Road Frontage from 48
Feet to 0 Feet

Present Zoning: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 2, Greater Arlington/Beaches

Owner: James Brinkley
9283 Saltwater Way
Jacksonville, Florida 32256

Applicant: Billy Gause
BGRP Engineering Group
P.O. Box 684
Crystal River, Florida 34423

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-115 (WRF-22-04)** seeks to reduce the required minimum road frontage from 48 feet to 0 feet for a proposed residence. The subject property is the west half of Lots 3 and 12 in the Golden Glades Unit 2 Plat from 1950. In 2000, Lots 3 and 12 which were each 100 feet in width and 125 feet deep, were split into two 50 foot wide lots, which removed the Lot of Record status and necessitates the requirement for a waiver. If Lots 3 or 12 was not split, they would be a legal Lot of Record.

There is a companion application **Ordinance 2022-116 (AD-22-09)** which requests to reduce the minimum lot width from 60 feet to 50 feet in the RLD-60 Zoning District.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

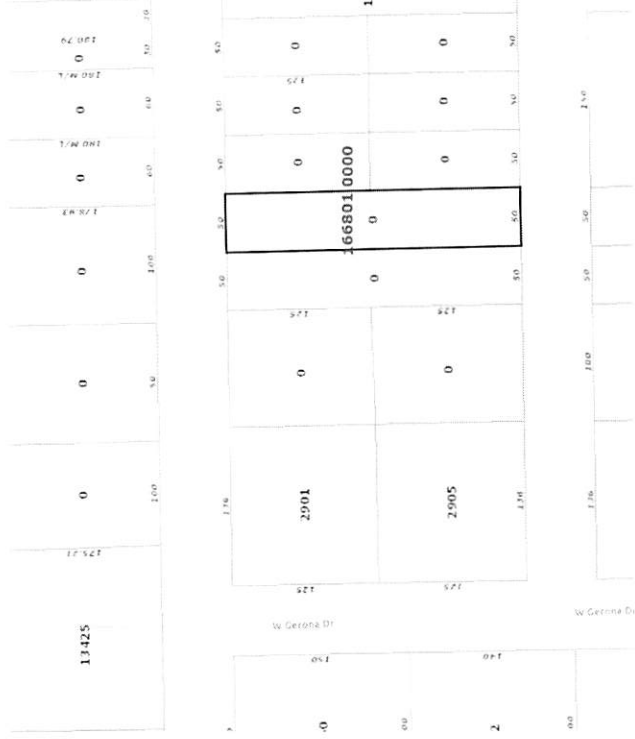
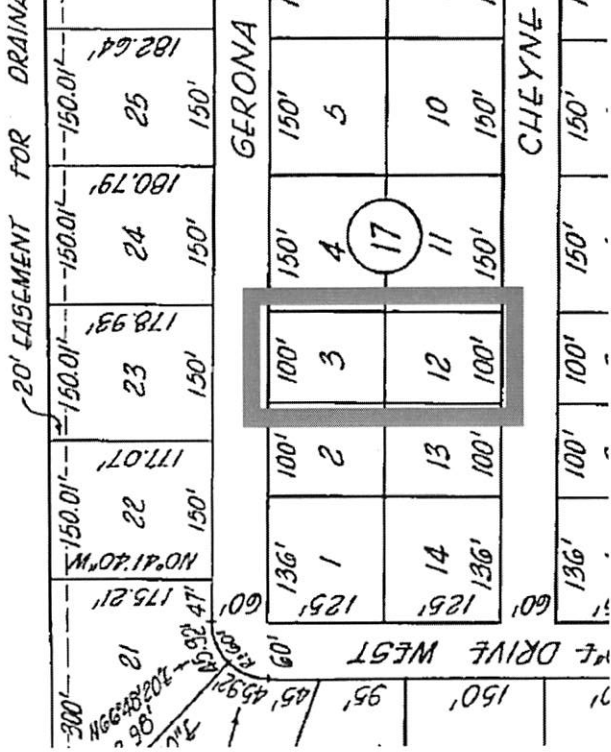
Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

- (i) *Are there practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. The subject parcel meets the minimum lot area of the zoning district, it fronts on Cheyne Road, an unimproved right of way. The owner would need to construct a road to City standards to meet the road frontage requirement.

- (ii) *Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?*

Yes. The waiver of road frontage, if granted, will reduce the cost of constructing a City approved road. As mentioned earlier, the lot was split, which removed its lot of record status. Approval of the requested Waiver will encourage the pattern of dividing the platted lots along Cheyne Road and other roads in the Golden Glades and creating a de facto subdivision without adequate provision for access via an approved public or private road, effectively circumventing Chapter 654 (*Code of Subdivision Regulations*) as well as Section 656.407 (*Lot to have access*) of the Zoning Code.



(iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

Yes. The proposed waiver will allow the property owner to construct a single family home on a lot that does not meet the minimum lot width of the RLD-60 Zoning District and are substantially smaller than the other lots on Cheyne Road, which have not been subdivided. The lack the development standards required by the Code of Subdivision

Regulations, such as approved roads, and storm water retention will likely diminish property values or alter the character of the area surrounding the subject parcel.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

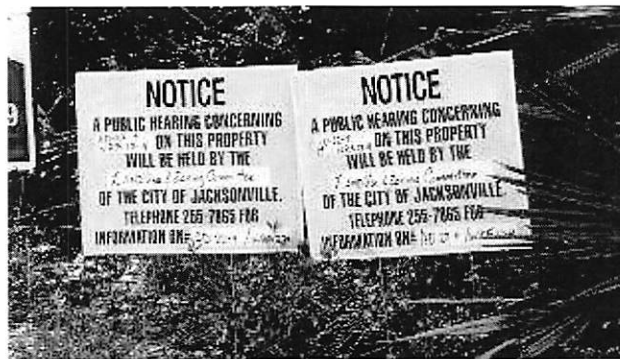
No. The lot has frontage on Cheyne Road, which is a dirt road, is an unopened right of way and has not been granted approved private road status by the Department of Public Works.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law?*

Yes. The Planning and Development Department has concerns that the waiver will create a public health, safety, and welfare concern in that the complete lack of approved road frontage may make finding the lot difficult for fire, rescue, and public services. Access may be very difficult for larger vehicles such as fire trucks and solid waste trucks. Furthermore, the expectation that continued lot splits in the area will result in the creation of a de facto subdivision lacking continuity of development and lacking city-approved roads, drainage, and sidewalks.

SUPPLEMENTARY INFORMATION

On March 16, 2022, the Planning and Development Department attempted a visual inspection of the property to determine if the required Notice of Public Hearing sign was posted.

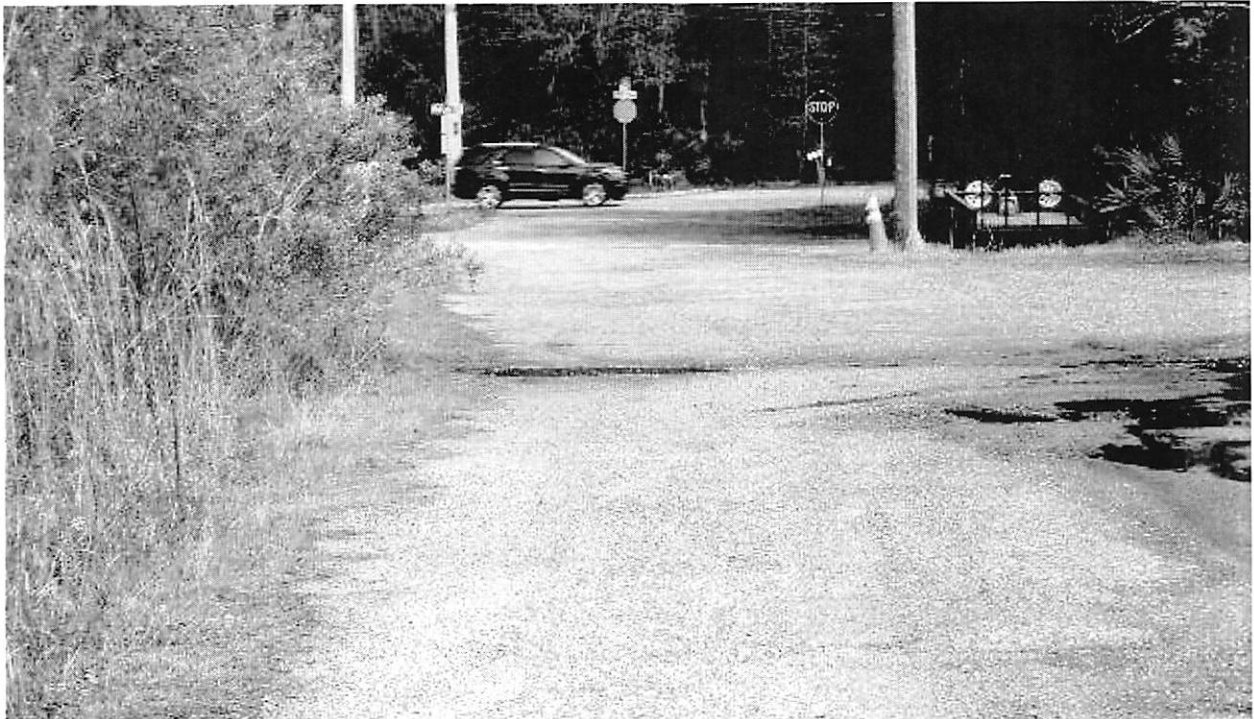


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-115 (WRF-22-04)** be **DENIED**.



The dirt portion of Cheyne Road stops before the subject property.



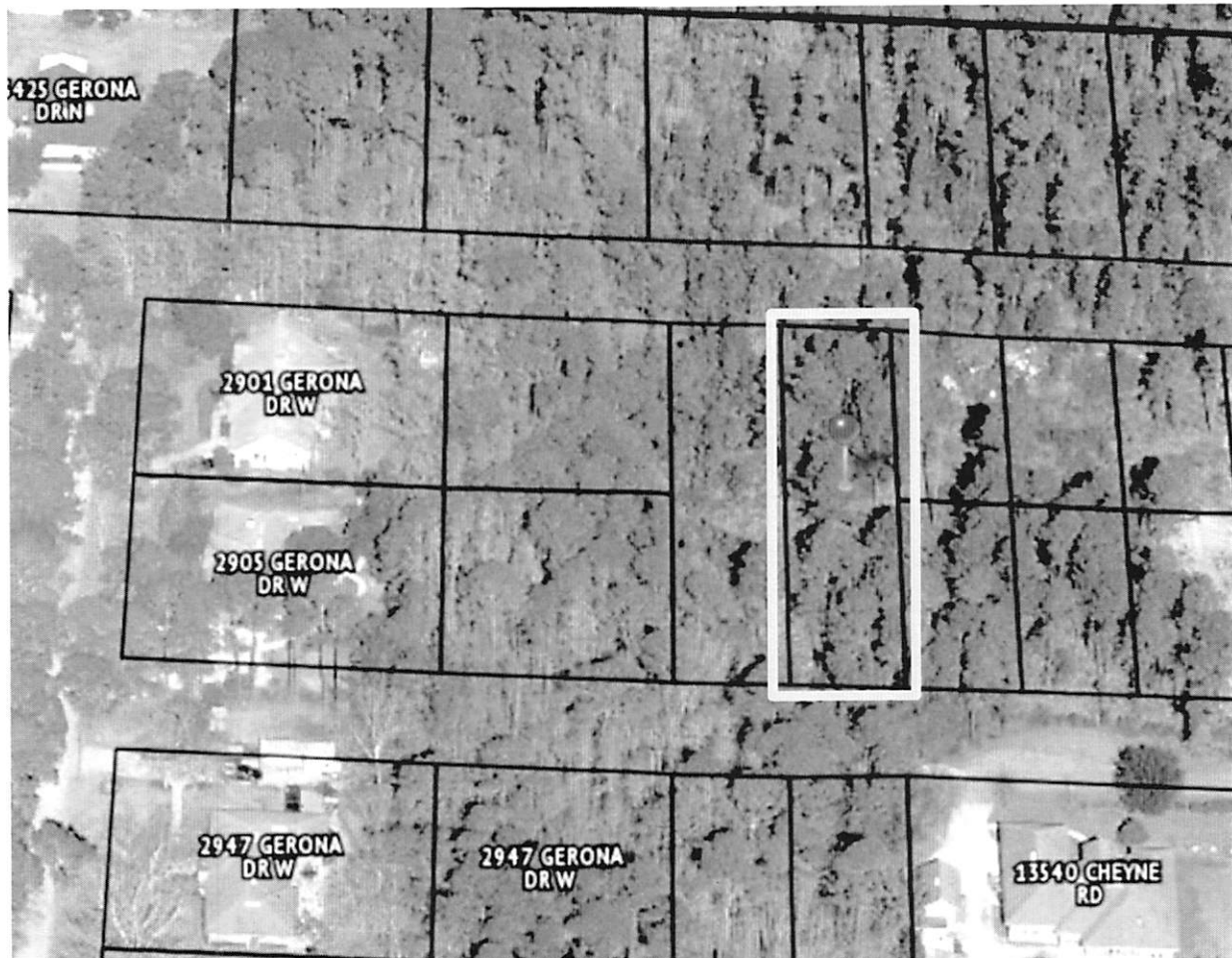
Cheyne Road is a mixture of dirt and gravel.



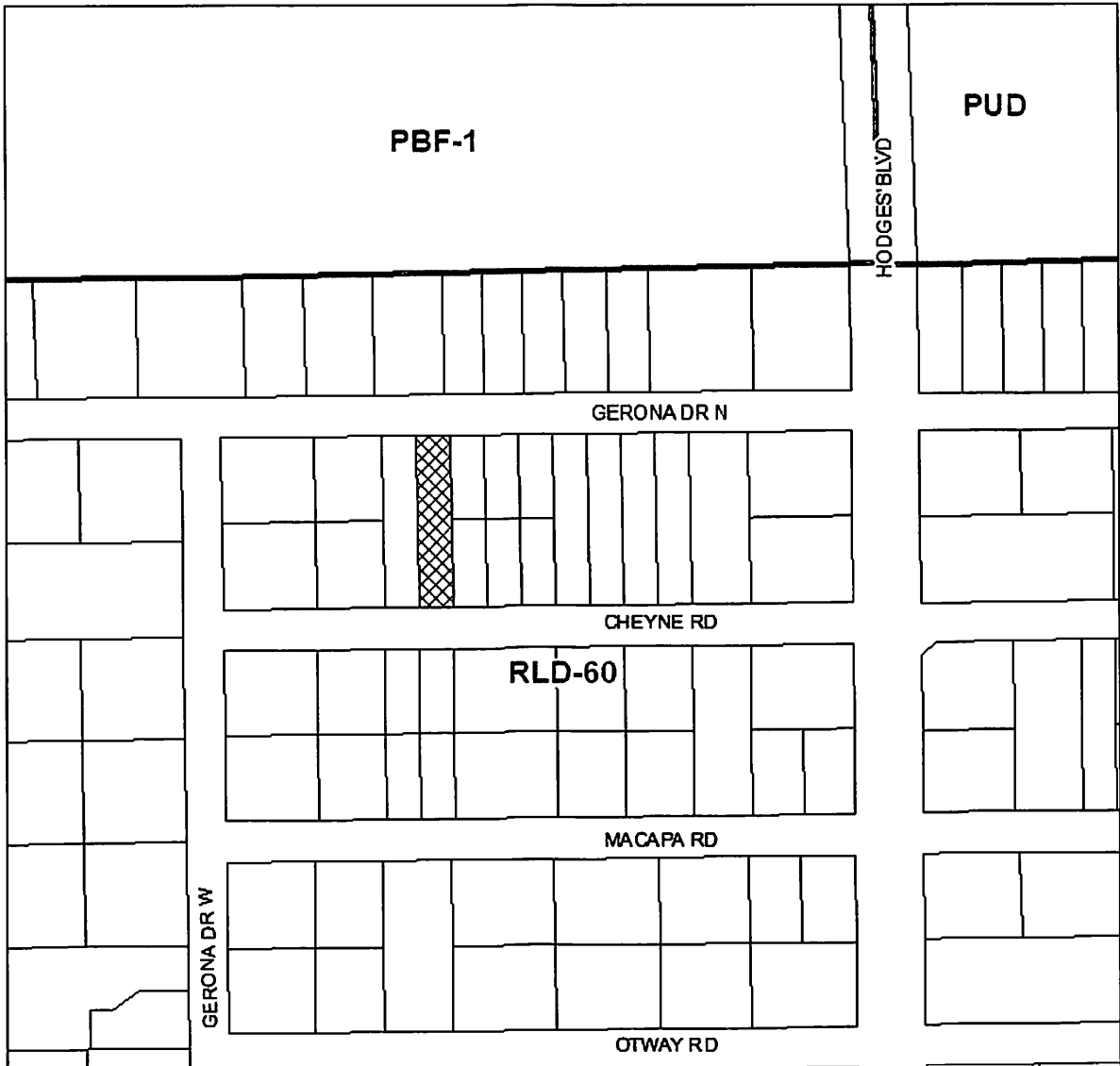
Cheyne Road



Single family dwelling constructed on Lot of Record which is 150 foot wide.

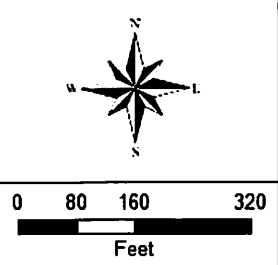
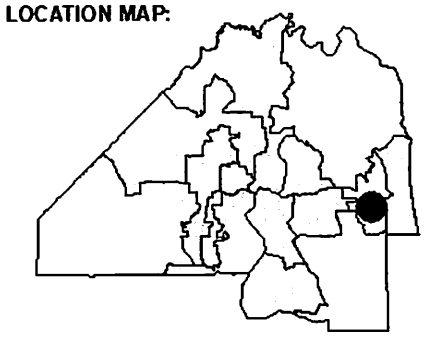


Aerial view of subject property



REQUEST SOUGHT:

REDUCE REQUIRED FRONTAGE FROM 48 FEET TO 0 FEET



COUNCIL DISTRICT:
3

TRACKING NUMBER
WRF-22-04

EXHIBIT 2
PAGE 1 OF 1

Date Submitted:	1-11-22
Date Filed:	1-26-22

Application Number:	WRF-22-04
Public Hearing:	

Application for Waiver of Minimum Required Road Frontage
 City of Jacksonville, Florida
 Planning and Development Department

COMP AD

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District:	RLD-60	Current Land Use Category: LDR
Council District:	3	Planning District: 2
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: 656.407/656.305		
Notice of Violation(s): N/A		
Neighborhood Associations: WEST BEACHES COMM. ASSOC. / BRIDGEMAN AVE. GOLDEN BRIDGES		
Overlay: N/A		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee: 1378.00 Comp AD 966.00 # 2,344	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: Dchayne Rd. Jacksonville, FL 32246	2. Real Estate Number: 146801-0000
3. Land Area (Acres): .29	4. Date Lot was Recorded:
5. Property Located Between Streets: Verona & Malapa	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 60 48' feet to 50' feet.	
8. In whose name will the Waiver be granted? Ana Plaku nevtjan Kore	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: James Brinkley Judy Brinkley	10. E-mail: jwsaltwater@yahoo.com
11. Address (including city, state, zip): 9283 Saltwater Way Jacksonville, FL 32256	12. Preferred Telephone: 904.343.5959

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Ana Plaku's Neutjan Kore	14. E-mail: anaplaku@kw.com
15. Address (including city, state, zip): 8120 Summergate Ct. Jacksonville, FL 32256	16. Preferred Telephone: 904.888.5983

CRITERIA	
Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."	
Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:	
i.	There are practical or economic difficulties in carrying out the strict letter of the regulation;
ii.	The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);
iii.	The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;
iv.	There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;
v.	The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

I, Ana Plaku would like to approve the
Rood Frontage from 60 to 50'.

All we are trying to do is build a Single
Family home, within limits.

See Attached Site plans, 1600 sqft home.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00 Non-residential Districts: \$1,173.00	\$7.00 per Addressee	Billed directly to owner/agent

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

<p>Owner(s) Print name: <u>James L. Binkley</u> Signature: <u>[Signature]</u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>Ana Platen</u> Signature: <u>[Signature]</u></p>
<p>Owner(s) <input checked="" type="checkbox"/> Print name: <u>Judy L. Binkley</u> Signature: <u>[Signature]</u></p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Legal Description

Exhibit 1

January 14, 2022

22-32 35-2S-28E

GOLDEN GLADES UNIT 2

E 50FT LOTS 3,12 BLK 17

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 01/07/2022

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 0 Chevy NE Rd RE#(s): 166801-0000

To Whom it May Concern:

Judy L Brinkley
JAMES W BRINKLEY hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for waiver of min. postage submitted to the Jacksonville Planning and Development Department.

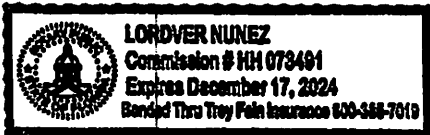
By Judy L. Brinkley
JAMES W. BRINKLEY
Print Name: Judy L. Brinkley

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 7th day of January 2022 by James and Judy Brinkley who is personally known to me or who has produced Florida Driver's License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Jordver Nunez
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 12-17-24

EXHIBIT B

Agent Authorization - Individual

Date: 1-7-22

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: D. Arroyo Rd. RE#(s): 1166801-1200

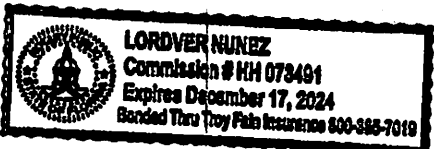
To Whom it May Concern:

You are hereby advised that James & Judy Brinkley as Owner of D. Arroyo Rd. hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers James & Judy Brinkley to act as agent to file application(s) for variance of minimum frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By Judy Brinkley
JUDY BRINKLEY
Print Name: JUDY BRINKLEY

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 7th day of January 2021 by James and Judy Brinkley who is personally known to me or who has produced Florida Driver's License as identification and who took an oath.



Lordver Nunez
(Signature of NOTARY PUBLIC)
Lordver Nunez
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12-17-24

BRINKLEY JAMES W
 9283 SALTWATER WAY
 JACKSONVILLE, FL 32256
BRINKLEY JUDITH L

Primary Site Address
 0 CHEYNE RD
 Jacksonville FL 32246

Official Record Book/Page
 14953-01541

Title #
 8435

0 CHEYNE RD
 Property Detail

RE #	166801-0000
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03048 GOLDEN GLADES UNIT 02
Total Area	12498

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$16,335.00	\$16,335.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$16,335.00	\$16,335.00
Assessed Value	\$10,578.00	\$11,635.00
Cap Diff/Portability Amt	\$5,757.00 / \$0.00	\$4,700.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$10,578.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
14953-01541	7/24/2009	\$100.00	QC - Quit Claim	Unqualified	Vacant
12623-00703	6/14/2005	\$100.00	WD - Warranty Deed	Unqualified	Vacant
09566-01745	2/14/2000	\$20,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	50.00	250.00	Common	50.00	Front Footage	\$16,335.00	1	22-32 35-25-28E
										2	GOLDEN GLADES UNIT 2
										3	E 50FT LOTS 3,12 BLK 17

Buildings

No data found for this section

2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$10,578.00	\$0.00	\$10,578.00	\$110.04	\$121.03	\$115.79
Public Schools: By State Law	\$16,335.00	\$0.00	\$16,335.00	\$55.09	\$58.15	\$57.15
By Local Board	\$16,335.00	\$0.00	\$16,335.00	\$33.86	\$36.72	\$35.13
FL Inland Navigation Dist.	\$10,578.00	\$0.00	\$10,578.00	\$0.31	\$0.34	\$0.32
Water Mgmt Dist. SJRWMD	\$10,578.00	\$0.00	\$10,578.00	\$2.20	\$2.42	\$2.32
Totals				\$201.50	\$218.66	\$210.71
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$15,064.00	\$9,617.00	\$0.00	\$9,617.00		
Current Year	\$16,335.00	\$10,578.00	\$0.00	\$10,578.00		

2021 TRIM Property Record Card (PRC)

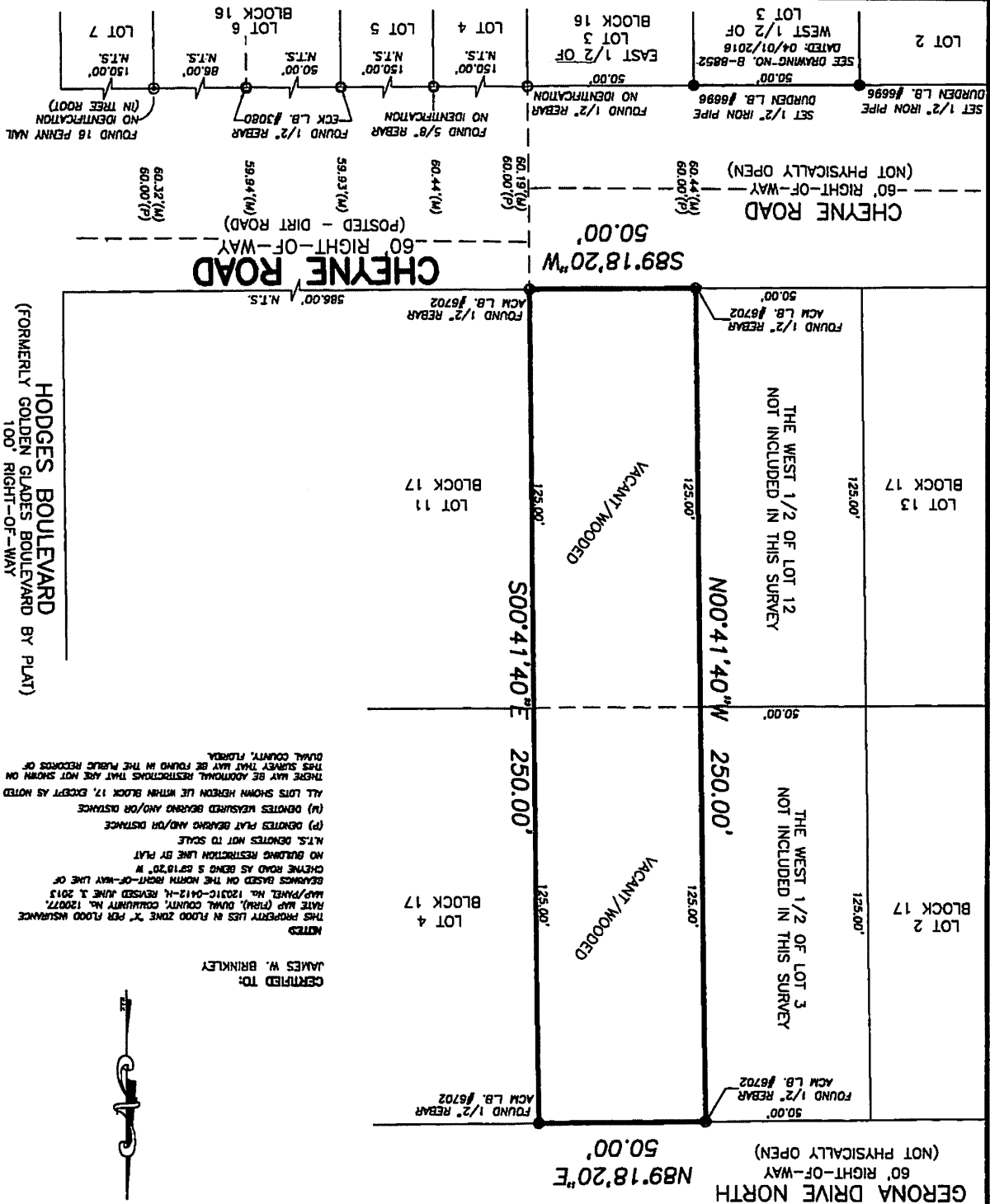
This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

- [2021](#)
- [2020](#)
- [2019](#)

MAP SHOWING BOUNDARY SURVEY OF:
 THE EAST 50.00 FEET OF LOTS 3 AND 12, BLOCK 17, GOLDEN GLADES UNIT NO. 2, AS RECORDED IN PLAT BOOK 22, PAGE 32 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



CERTIFIED TO:
 JAMES W. BRINKLEY

NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY NO. 120077, MAP/DRAWING NO. 120316-0412-4, REVISED JUNE 3, 2013.
 CHEYNE ROAD AS BEING 52'10" W
 DISTANCE BASED ON THE NORTH RIGHT-OF-WAY LINE OF
 NO Easement RESTRICTION LINE BY PLAT
 N.T.S. DENOTES NOT TO SCALE
 (P) DENOTES PLAT BEARING AND/OR DISTANCE
 (M) DENOTES MEASURED BEARING AND/OR DISTANCE
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 17, EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON
 THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
 DUVAL COUNTY, FLORIDA

HODGES BOULEVARD
 (FORMERLY GOLDEN GLADES BOULEVARD BY PLAT)
 100' RIGHT-OF-WAY

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to S417 Florida Administrative Code

INFORMATIONAL

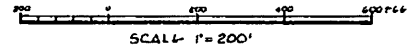
FLORIDA REGISTERED SURVEYOR No. 4707
 H. BRUCE DUREN, S.
 SIGNED: APRIL 1, 2018
 SCALE: 1" = 30'
 WORK ORDER NUMBER: 16131
 B-8851

DURDEN
 SURVEYING AND MAPPING, INC.
 1825-B 3RD STREET NORTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND OTHER SURVEYORS AND MAPPING INC. MAKE NO GUARANTEES OR WARRANTIES OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF THE SURVEY. THE SURVEY HEREON IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEY. THE SURVEY HEREON IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEY. THE SURVEY HEREON IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEY.

BEING A SUBDIVISION OF A PORTION OF THE EAST HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST, LYING NORTH OF BEACH BOULEVARD, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 44, BLOCK 1, GOLDEN GLADES UNIT NO. 1 AS RECORDED IN PLAT BOOK 22 PAGE 23 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE N 0° 58' 40" W ALONG THE EASTERLY LINE OF SAID SECTION 35, A DISTANCE OF 1153 FEET TO A CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF SAID SECTION 35, THENCE S 0° 28' 45" W ALONG THE NORTHERLY LINE OF SAID SECTION 35, A DISTANCE OF 2664.04 FEET TO A CONCRETE MONUMENT, THENCE S 0° 28' 40" W, A DISTANCE OF 1120 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK 1 OF GOLDEN GLADES UNIT NO. 1, THENCE N 25° 18' 20" E A DISTANCE OF 308.16 FEET, THENCE N 0° 41' 40" W, A DISTANCE OF 20 FEET, THENCE N 25° 18' 20" E, A DISTANCE OF 191.83 FEET TO THE POINT OF BEGINNING.

TAKES PLACED
S.L.C.



DATED
15/1950

S. L. C. LEE
ENGINEER

J. H. ...
ATTORNEY

BY ...
MISSION

BY ...
MISSION

BY ...
MISSION

BY ...
MISSION

BY ...
MISSION

BY ...
MISSION

BY ...
MISSION

BY ...
MISSION

BY ...
MISSION

BY ...
MISSION

ADOPTION AND DEDICATION
THIS IS TO CERTIFY THAT THE NORTHEAST FLORIDA BUILDINGS DEVELOPMENT CORPORATION, UNDER THE LAWS OF THE STATE OF FLORIDA IS THE LAWFUL OWNER OF THE LANDS DES IN THE CAPTION HEREOF AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND S, DED AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED THE TRUE AND CORRECT PLAT OF SAID LANDS AND ALL ROADS AND EASEMENT SHOWN ON SAID PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVAT DEDICATED TO THE COUNTY OF DUVAL AND ITS SUCCESSORS. IN WITNESS WHEREOF THE NORTHEAST FLORIDA BUILDINGS DEVELOPMENT CORPORATION HAS CAUSED THESE ENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY RESPECTIVELY, BY AND AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE AFFIXED THIS 10TH DAY OF AUGUST A D 1950

SIGNED AND SEALED IN THE PRESENCE OF
R. H. ...
Joseph ... WITNESSES
L. B. Anderson
PRESIDENT
Frances Anderson
SECRETARY

STATE OF FLORIDA
COUNTY OF DUVAL
I HEREBY CERTIFY THAT ON THIS 10TH DAY OF AUGUST A.D. 1950 PERSONS APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS L. H. ANDERSON AND FRANCES ANDERSON RESIDENTLY PRESIDENT AND SECRETARY OF THE NORTHEAST FLORIDA BUILDINGS DEVELOPMENT CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND UNTAIRLY AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN EXPRESSED THAT THEY AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, IN THE COUNTY OF AND STATE OF FLORIDA.

S. L. C. LEE
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 11, 1955

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF LANDS SURVEYED AND PLATTED AND DESCRIBED ABOVE AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED THEREON ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THAT ALL THE DUVAL COUNTY ZONING RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS 10TH DAY OF AUGUST A.D. 1950

R. L. CROASDELL AND CO (NOT INC)
BY R. L. Croasdel
REGISTERED SURVEYOR
CERTIFICATE NO. 708

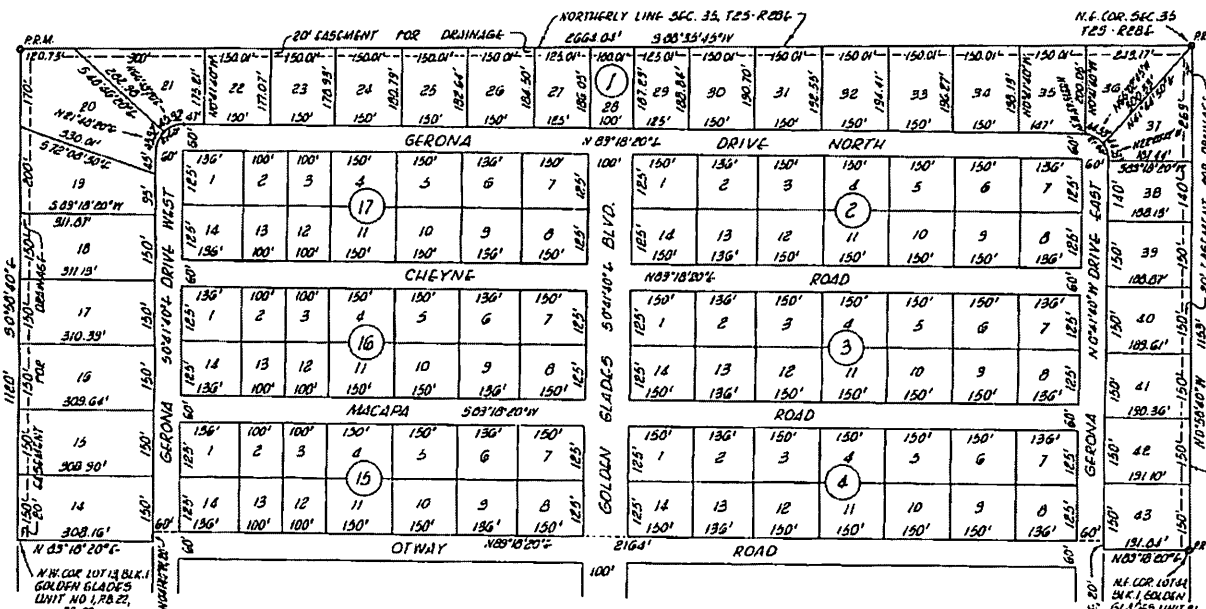
EXAMINED AND APPROVED THIS 15TH DAY OF August A.D. 1950 BY THE BOARD OF COUNTY COMMISSIONERS OF DUVAL COUNTY, FLORIDA

BY Edward J. ...
CHAIRMAN
ATTEST Edward W. Thomas BY ...
EX OFFICIO CLERK

771-220-A

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES WITH CHAPTER NO. 10275 LAWS OF FLORIDA OF 1925 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK NO. 22 PAGE NO. 32 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 18TH DAY OF August A.D. 1950.

Edward W. Thomas
CLERK
Deputy Clerk



GOLDEN GLADES UNIT NO. 1
PB. 22 PG. 23

NOTE:
PRM INDICATES PERMANENT REFERENCE MONUMENT SUDHIN THUS BEARINGS AND DISTANCES ON CURVES REFER TO CHORDS.

